



City of Santa Barbara California

STAFF HEARING OFFICER STAFF REPORT

REPORT DATE: July 18, 2013
AGENDA DATE: July 24, 2013
PROJECT ADDRESS: 2230 Cliff Drive (MST2013-00162)
TO: Susan Reardon, Senior Planner, Staff Hearing Officer
FROM: Planning Division, (805) 564-5470
 Danny Kato, Senior Planner *D.K.*
 Suzanne Riegler, Assistant Planner *S.R.*

I. PROJECT DESCRIPTION

The 5,428 square foot, corner parcel is currently developed with a portion of a one-story duplex and a detached two-car garage. The remainder of the duplex is on the adjoining parcel to the east. The proposed project involves the demolition of the garage and the portion of the existing duplex that is located on the subject property, and the construction of a new two-story, 2,032 square foot residence with an attached 449 square foot, two-car garage, site fencing, and landscaping.

The discretionary applications required for this project are Open Yard Modifications to 1) allow for the reduction in the required 1,250 square foot, and to 2) allow a portion of the required open yard to be located in the front yard and required front setback along the primary frontage (SBMC § 28.15.060.C and SBMC § 28.92.110)

Date Application Accepted: 6/6/13

Date Action Required: 9/4/13

II. RECOMMENDATION

Staff recommends that the Staff Hearing Officer approve the project, subject to a condition.

III. SITE INFORMATION AND PROJECT STATISTICS

A. SITE INFORMATION

Applicant:	Douglas Keep	Property Owner:	Teri Jory & Seth Geiger
Parcel Number:	041-252-071	Lot Area:	5,428 s.f.
General Plan:	Low Density Residential 5 du/acre	Zoning:	E-3
Existing Use:	Residential	Topography:	2% avg. slope

B. PROJECT STATISTICS

	Existing	Proposed
Living Area	880 sq. ft.	-880 + 2,032 = 2,032 sq. ft.
Garage	400 sq. ft.	-400 + 449 = 449 sq. ft.

C. PROPOSED LOT AREA COVERAGE

Building: 1,280 sf 29% Hardscape: 1,500 sf 12% Landscape: 3,648 sf 59%

D. FLOOR-AREA RATIO (FAR)

Max. Allowed FAR: 0.47 Proposed FAR: 0.45 = 98% of Max. Allowed FAR

IV. DISCUSSION

The proposed project includes the construction of a two-story residence with an attached two-car garage that will observe all required setbacks. A similar project was reviewed and approved on April 17, 2007 under MST2006-00303; however that approval has since expired.

The 5,428 square foot lot is approximately 111 feet wide along its primary street frontage at Fellowship Road and approximately 52 feet long at the secondary frontage along Cliff Drive, and was developed with a portion of a duplex containing a single-family residence in 1937 and a detached garage in 1954. The approximately 1,176 square foot open yard for the permitted development is non-conforming to current zoning requirements. The duplex building is a non-conforming to the required interior setback and is proposed to be demolished as a part of this application. In March 2008, Southern California Edison (SCE) required the property owners to demolish the existing garage due to its location within a ten-foot wide, public utilities easement. The easement is located approximately 7 – 1/2 feet from the front property line along the Fellowship Road frontage and runs the length of the property. The demolition of the garage without a permit eliminated the required off-street, covered parking for the property, and is a zoning violation that is proposed to be abated as a part of this project. The garage was demolished in order to allow SCE to continue with an underground utility project. Approximately 61%, or 3,286 square feet, of the lot is located within required front and interior setbacks. The development area outside the setbacks is 25'- 6" feet wide by 84 feet long (approximately 2,142 square feet). In addition, the lot is further constrained by the utility easement.

The applicant is requesting an Open Yard Modification to allow the 1,250 square foot required open yard to be reduced to 1,125 square feet, and be partially located within the primary front setback. The open yard that was approved for the original development was non-conforming to size, and its location conformed only because of the nonconforming location of the garage and house. As described above, approximately 48% of the lot is located within the required front setback. The Zoning Ordinance allows the open yard to be located within 10 feet of the secondary front property line. The applicant is proposing to locate a portion of the required open yard within the required front setback along the primary frontage. Staff supports the modification requests because the corner lot is significantly constrained by the required

setbacks and the proposed development is consistent with the pattern of development and will observe the required setbacks as well as provide the required off-street parking.

V. FINDINGS AND CONDITIONS

The Staff Hearing Officer finds that the Modification is consistent with the purposes and intent of the Zoning Ordinance and is necessary to secure an appropriate improvement on the lot. The proposed Open Yard Modification is appropriate because the new development will observe all required setbacks, is consistent with the pattern of development for the neighborhood and the proposed open yard will provide a useable open yard at the side of the residence.

Said approval is subject to a condition that any proposed fences, hedges, walls or screens shall be designed to comply with SBMC § 28.87.170.

Exhibits:

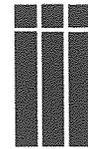
- A. Site Plan (under separate cover)
- B. Applicant's letter, dated June 5, 2013
- C. SFDB Minutes

Contact/Case Planner: Suzanen Riegle, Assistant Planner
(SRiegle@SantaBarbaraCA.gov)
630 Garden Street, Santa Barbara, CA 93101
Phone: (805) 564-5470 x2687

June 5, 2013

Staff Hearing Officer
City of Santa Barbara
Community Development Department
630 Garden Street
Santa Barbara, CA 93102

RECEIVED
JUN 05 2013
CITY OF SANTA BARBARA
PLANNING DIVISION



Douglas T. Keep AIA
Architect

RE: Geiger Residence
2230 Cliff Drive
Santa Barbara, CA
Modification Request for Required Open Yard Area
MST2013-00162
Zone E-3

Dear Staff Hearing Officer:

The existing structure on the subject property consists of a non-conforming single-family residence, as illustrated on sheet A 100 / Existing Site / Demo Plan. After a structural analysis, it has been determined that the existing residence is beyond repair. The combination of inadequate footings for seismic constraints and dry rot in major structural components suggest that the structure be demolished.

In March 2008, SCE requested the Owner to demo the existing non-conforming garage so they could proceed with the installation of the underground utilities on Cliff Drive and Fellowship. The Owner was informed that if the garage was not removed the proposed underground utility project could not proceed. The submitted existing site plan illustrates the location of the garage removed.

The modification being requested in this application is to allow a portion of the required Open Yard Area to be located within the front yard setback on Fellowship as illustrated on sheet A 100 Proposed Site Plan. This area would be enclosed with a low 3'-6" high wood fence and a pedestrian gate. In addition we are requesting a reduction of 125 Sq. Ft. from the required 1250 Sq. Ft.

The justifications of this request are based on several unique site considerations and constraints. They are as follows:

1. This is a corner lot which has two front yards with a 20 Right of Way on Cliff Drive and Fellowship. Combining the hardscape and landscape areas equal approximately 70 percent of the subject property. I therefore believe the intent of the Ordinance concerning a defined "Required Open Yard" is being met with this percentage of open space provided. The total "defined" Required Open Yard space provided is 1125 Sq. Ft.
2. Transportation prefers the driveway apron on the north end of Fellowship to minimize traffic conflicts with traffic turning from Cliff Drive right on to Fellowship.

The benefits of this modification are as follows:

■ Architecture
■ Planning
■ Project Management
Santa Barbara, CA
P (805) 729-0770
dtkarch@cox.net

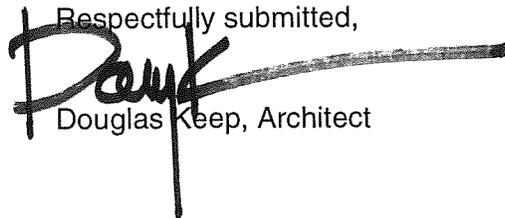
EXHIBIT B

1. The existing side yard setback on the east property line is non-conforming. The proposed plan would conform to all current zoning yard setbacks.
2. The existing street trees would be replaced with approved species, and all the yuccas would be removed on the subject property and replaced with appropriate plant material as proposed on the landscape plan. This would improve the visual character of the neighborhood.
3. Currently the property is vacant due to the inadequate structural integrity. The Owners of the property are a young family with two children who would like to reside at this location, and become a part of the community.
4. Because the two single-family residences are currently "attached" the possibility of fire spreading from one residence to another is high. The desirability of separating the residences greatly improves the safety of the occupants. The neighbor on the east is in favor of separating the structures.
5. The combination of appropriate landscape screening and low fencing in selected areas will provide all the amenities normally enjoyed with open yard areas as would also be enjoyed as delineated on the Site Plan.
6. Several immediate neighbors have expressed support of this proposed project, I am not aware of any opposition.

I believe it would be reasonable and fair, due to the constraints on this parcel, to be granted a modification as requested in this application.

I would appreciate your consideration on this matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Douglas Keep', with a long horizontal stroke extending to the right and a vertical stroke extending downwards.

Douglas Keep, Architect



DESIGN REVIEW ACTIVITIES SUMMARY

2230 CLIFF DR (MST2013-00162)

R-SFR

Proposal to demolish the existing one-story, 1,216 square foot, single-family residence and construct a new 2,066 square foot, two-story, single-family residence and an attached 449 square foot, two-car garage, located on a 5,428 square foot lot. The proposal includes 858 cubic yards of grading to be balanced on site. The proposal requires review by the Parks and Recreation Department for the proposed removal and replacement of trees. The proposed total of 2,515 square feet is 99% of the required maximum floor-to-lot area ratio (FAR). The project includes Staff Hearing Officer review for a requested zoning modification.

Status: Pending

DISP

Date 3

SFDB-Concept Review (New) - PH

CONT

05/20/13

(Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification.)

Actual time: 4:42 p.m.

Present: Doug Keep, Architect; and Martha Degasis, Landscape Architect.

Public comment opened at 4:51 p.m. As no one wished to speak, public comment was closed.

A letter of concern from Paula Westbury was acknowledged.

Motion: Continued two weeks to Full Board with comments:

- 1) Clarify the location of the tree that may be within the utility easement.
- 2) The Board finds that the proposed modification is aesthetically appropriate, and does not pose consistency issues with the Single Family Design Guidelines and findings.
- 3) The Board is supportive of the proposed landscape plan.
- 4) Study reducing the overall square footage to slightly reduce the FAR. Suggestions to accomplish this include reducing the size of the master bedroom and the dining/living room area on the first floor.
- 5) Identify which of the 20 closest lots do not have garages.
- 6) Study roof materials. The Board is not supportive of the standing seam, metal roof.
- 7) Study windows on west elevation.
- 8) Study roof shape on the second floor. Eliminate gable roof along Fellowship.
- 9) Reduce plate height to 8 feet or less on the second floor.
- 10) Study building materials; suggestions included studying incorporating partial stucco elements to break up the mass.
- 11) Provide photographs of existing residences across the street.
- 12) Provide colors and materials board.

Action: Sweeney/Bernstein, 6/0/0. Motion carried. (James absent).

SFDB-Concept Review (Cont.)

CONT

06/03/13

(Second concept review. Comments only; project requires environmental assessment and Staff Hearing Officer review for a requested zoning modification. The project was last reviewed on May 20, 2013.)

Actual time: 3:48 p.m.

Present: Doug Keep, Architect.

Public comment opened at 3:55 p.m.

EXHIBIT C

1) Robert Pietch, 405 Fellowship Rd., expressed concerns regarding the property's open space.

A letter of concern from Paula Westbury was acknowledged.

Public comment closed at 3:59 p.m.

Straw vote: How many Board members are in favor of requiring a standard level of story poles? 3/2/0 (passed).

Motion: Continued indefinitely Staff Hearing Officer to return to Full Board with comments:

- 1) The Board had positive comments regarding consistency and appearance, neighborhood compatibility and quality of architecture and materials.
- 2) The Board appreciates the reduction in square footage, and the change in roofing materials.
- 3) Erect a standard level of vertical and horizontal story poles.
- 4) The Board will conduct an independent site visit to view story poles.
- 5) The Board feels that due to the constraints of the lot, the proposed modification is aesthetically appropriate and does not pose consistency issues with the Single Family Residential Design Guidelines.

Action: Bernstein/Miller, 6/0/0. Motion carried. (Woolery absent).